



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA TUESDAY, AUGUST 19, 2008

Time & Location: 6:00p.m. at City Hall, 2nd Floor, One Civic Square, Carmel, IN 46032

Agenda Items:

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
 - 1F. Proposed changes to Plan Commission Rules of Procedure
 - 2F. Parcel 47 - Old Town: Economic Development Plan & Resolution
- G. Reports, Announcements, & Department Concerns
- H. Public Hearings:
 - 1H. **Docket No. 08070020 CP: Carmel Consolidated Comprehensive Plan 2008**
The applicant seeks to adopt the Carmel Consolidated Comprehensive Plan, in order to update and reformat the Carmel/Clay Comprehensive Plan (as previously amended). Filed by the Carmel Department of Community Services.
 - 2H. **TABLED TO SEPTEMBER 16: Docket No. 08050034 Z: Meadows Three PUD**
~~The applicant seeks approval to rezone 7± acres to PUD/Planned Unit Development for a dog park, chapel, cemetery, and single family homes. The site is located at 212 W 136th St. (on the Monon Trail) and is zoned R-1/Residence, partially within the US 31 Overlay. Filed by Ron Bussell of Meadows Three, LLC.~~
 - 3H. **Docket No. 08060014 PP: 1800 West**
The applicant seeks primary plat approval for 2 lots on 1.88 acres. The site is located at 1800 W 106th St. and is zoned S-1/Residence. Filed by Lance Ferrell of Banning Engineering for 1800 106th Street Partners, LLC.
 - 5H. **Docket No. 08060017 Z: North Meridian Heights Rezone**
The applicant seeks approval to rezone approximately 21.9 acres from the S-2/Residence to the B-6/Business zoning classification, within the US 31 Overlay. The site is located at 131st St. and Catherine Dr, east of US 31. Filed by Steve Hardin of Baker & Daniels, LLC for Browning Associates, LLC.

- 4H. Docket No. 08070012 PP Amend: Old Meridian Plaza (RA Franke, Lot 8)**
The applicant seeks primary plat amendment, subdivision waiver, and zoning waiver approvals for 2 lots.
Docket No. 08070013 SW SCO 6.05.01 lot without frontage
Docket No. 08070014 ZW ZO 20G.05.04(C) building orientation
The site is located at 12863 Old Meridian St. and is zoned OM/MU- Old Meridian, Mixed Use. Filed by Ersal Ozdemir of Keystone Group, LLC.

I. Old Business:

- 1I. Docket No. 08050022 DP/ADLS: KFC/Taco Bell - West Carmel Center, Blk A, Lot 3**
The applicant seeks site plan and design approval for a fast food restaurant. The site is located at 10575 N Michigan Rd. and is zoned B-3/Business within the US 421 Overlay. Filed by Charlie Frankenberger of Nelson & Frankenberger for Yum Brands, Inc.
- 2I. Docket No. 08050033 DP/ADLS: Stout Shoes Buildings**
The applicant seeks site plan and design approval for two retail/office buildings. The site is located at 13155 Old Meridian St. and is zoned Old Meridian District/ Mixed Use. Filed by Mike Cook of Wooden & McLaughlin LLP for Old Meridian & Main Properties, LLC.
- 3I. Docket No. 07010008 Z: 116th & Guilford Rezone**
The applicant seeks to rezone approximately 9.5 acres from I-1/Industrial to R-1/Residence. The site is located at 1441 S. Guilford Rd. Filed by the Carmel Dept. of Community Services on behalf of the Carmel Plan Commission.
- 4I. Docket No. 08060009 Z: 116th & Guilford Rezone**
The applicant seeks to approval to rezone approximately 9.5 acres from the I-1/Industrial zoning classification to PUD/Planned Unit Development. The site is located at the northeast corner of 116th St & Guilford Rd. Filed by the Carmel Department of Community Services, on behalf of the Carmel Plan Commission.
- 5I. Docket No. 08060010 OA: Park Place PUD Ordinance Amendment**
The applicant seeks approval to amend *Ordinance Z-500-06: Park Place Planned Unit Development* in order to include 2 parcels at the northeast corner of 116th St & Guilford Rd. and to amend/add text to regulate the newly added parcels to this development. The subject parcels are zoned PUD & I-1. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

J. New Business:

- 1J. Docket No. 08060018 ADLS: Old Meridian Plaza – Building 2 (RA Franke, lot 8A)**
The applicant seeks design approval for Building 2, a 1-story office building. The site is located at 12863 Old Meridian St. and is zoned OM/MU- Old Meridian, Mixed Use. Filed by Ersal Ozdemir of Keystone Group, LLC.
- 2J. Docket No. 08060016 ADLS: St. Vincent Heart Center Helipad**
The applicant seeks approval for a helipad. The site is located at 10330 North Meridian Street and is zoned B6/Business, within the US 31 Overlay District. Filed by Paul Clendenen of St. Vincent Health, Inc.

3J. Docket No. 08080004 ADLS Amend: North Augusta, Sec 1, lot 11 - Pyramid Corner North

The applicant seeks approval for a modified roofline and sign band. The site is located at the northeast corner of 96th St. and Michigan Rd. and is zoned B-2/Business within the US 421 Overlay. Filed by Phil Lande for A & A Development Corp.

K. Adjournment

Filename: PC-2008-0819.doc